

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Charleston County**

State: **SC**

PJ's Total HOME Allocation Received: **\$10,658,796**

PJ's Size Grouping*: **C**

PJ Since (FY): **1998**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:				PJs in State: 8		
% of Funds Committed	92.48 %	95.95 %	8	92.82 %	44	44
% of Funds Disbursed	84.58 %	86.83 %	5	82.38 %	47	49
Leveraging Ratio for Rental Activities	32.2	5.98	1	4.55	100	100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.48 %	1	80.69 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	35.89 %	66.72 %	7	67.01 %	11	10
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	98.11 %	84.15 %	3	79.23 %	83	87
% of 0-30% AMI Renters to All Renters***	73.58 %	38.19 %	1	44.47 %	83	89
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.18 %	1	93.93 %	100	100
Overall Ranking:			In State: 3 / 8	Nationally:	75	77
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$2,438	\$14,052		\$24,984	53 Units	15.00 %
Homebuyer Unit	\$11,036	\$34,860		\$14,192	83 Units	23.50 %
Homeowner-Rehab Unit	\$18,025	\$21,414		\$20,036	186 Units	52.70 %
TBRA Unit	\$548	\$548		\$3,164	31 Units	8.80 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston County SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$80,954	\$106,412	\$26,932
State:*	\$70,221	\$8,339	\$22,769
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 1.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.82

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	39.6	16.9	4.8	0.0
Black/African American:	58.5	79.5	94.6	100.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	1.9	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	3.6	0.5	0.0
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HOUSEHOLD SIZE:

1 Person:	90.6	28.9	33.9	3.2
2 Persons:	9.4	14.5	25.8	19.4
3 Persons:	0.0	34.9	19.9	38.7
4 Persons:	0.0	19.3	12.4	19.4
5 Persons:	0.0	2.4	4.3	12.9
6 Persons:	0.0	0.0	2.2	3.2
7 Persons:	0.0	0.0	1.1	3.2
8 or more Persons:	0.0	0.0	0.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	62.7	38.2	0.0
Elderly:	100.0	3.6	37.1	0.0
Related/Single Parent:	0.0	20.5	9.1	100.0
Related/Two Parent:	0.0	10.8	10.8	0.0
Other:	0.0	2.4	4.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	100.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state


** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston County State: SC Group Rank: 75
 (Percentile)
 State Rank: 3 / 8 PJs Overall Rank: 77
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	35.89	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.11	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.66	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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